

CHADDS FORD TOWNSHIP

PLANNING COMMISSION MINUTES

Wednesday, December 12, 2007

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, December 12, 2007. In attendance were Chairman William Taylor, Paul Vernon, Gary Whelan, and Joe Barakat. Vice-Chairman Maurice Todd was not present. Mr. Jensen, Building Inspector/Code Enforcement Office was in attendance as was Joe Mastronardo of Pennoni Associates, Inc.

CALL TO ORDER

Mr. Taylor called the meeting to order at 7:45 P.M.

PUBLIC COMMENT - None

MINUTES

The Planning Commission (Whelan/Barakat) motioned and approved the Minutes of the November 14, 2007 meeting.

Glen Eagle Square

Representing this applicant was Charles J. Olivo of Stantec Consulting Services, Inc. and John P. Capuzzi, Sr., Esquire. Mr. Olivo explained that this application proposes to move the existing bank from the middle of the shopping center parking lot (existing Lot 1) to the property immediately north of the shopping center at the corner of Route 202 and Marshall Road (proposed Lot 2). This will increase the shopping center parking by approximately 80 spaces. Because Lot 2 is an existing non-conforming lot (3/4 acre) in the PBC District (4 acres required), the applicant had to request many variances. There will be an entrance on Marshall Road and an entrance into the shopping center. The Township has requested the applicant to reconfigure Marshall Road to allow for better access and stacking. They have also addressed the possibility of removal of the center island on Springhill Drive to allow

for a right turn lane. This will provide for alignment of the intersection across Route 202 to Ridge Road. Access from Marshall Road through the shopping center to Springhill Drive will provide left turns on to Route 202. All of these proposals are subject to PennDOT approval. Mr. Olivo suggested that because Marshall Road is a Township road, he felt that the Township should be the applicant to PennDOT. After Mr. Mastronardo discusses this with Pennoni's Traffic Engineers, this will be a decision for the Board of Supervisors.

With reference to Pennoni Associates, Inc. review letter dated December 11, 2007, Mr. Olivo stated that the applicant will comply with most of our engineer's comments. The definition of "right-of-way" in Item No. 11 will be discussed and confirmed with our Township Solicitor and ultimately will be a decision by the Board of Supervisors. Item No. 12 refers to Marshall Road and not Springhill Drive. Mr. Jensen suggested that, until improvements are completed on Marshall Road, construction traffic should come through the shopping center rather than off Marshall Road. This plan will be revised and resubmitted.

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David D. Adams

James E. Fritsch of Regester Associates, Inc. represents David D. Adams. This subdivision application is a lot line change for two parcels at 30 and 40 Oakland Road. Lot 1, 5.799 acres, has an existing house. Lot 2 is 5.367 acres. The proposed lot line change will create a 2 acre parcel for the existing house and Lot 2 will then become 8.85 acres.

Because no construction is being proposed, Mr. Fritsch submitted a letter requesting the following five waivers:

- Section 402 – Requiring the submission of a preliminary subdivision plan;
- Section 403 – Requiring the submission of a conservation plan;
- Section 404 – Requiring the submission of an improvements construction plan;
- Section 405.B.7 – Requiring the submission of a final landscaping plan; and
- Section 405.C – Requiring the submission of additional material to supplement Section 402.C.

Testing will be performed for replacement sewage disposal systems on both parcels.

Mr. Jensen stated that this property has an accessory use that was granted to Lester Adams, David Adams' father, by a previous Board of Supervisors and a permit was issued for same. When this property was transferred to David Adams, the accessory use ceased to exist. This property cannot be sold as a business property. A note will be added to the plan stating "Lot 2 is a residential lot and can be used for any use permitted in the R-1 Zoning District."

The Planning Commission (Whelan/Vernon) recommended that the Board of Supervisors approve the waivers requested. This plan will be revised and resubmitted.

ADJOURNMENT

Upon a motion and second (Barakat/Vernon) meeting was adjourned at 9:25 P.M.

Gail G. Force, Secretary